Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1594/13

Site: **2 The Broadway**

Proposal: **First floor extension to south side**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a first floor side extension to measure (at max) 5.5 metres in height, 6.2 metres in length, and 2 metres in width.

The application property is a semi-detached two-storey building to the immediate north of a shopping parade in an outer residential suburb of Lancing.

Relevant Planning History
None

Consultations
Lancing Parish Council: No objections

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

There is variation in the design of the application property and the adjoining building - they are not a matching pair. There is also an access road running between the flank of the application property and the adjoining property to the south. This means that a gap will remain between the properties, in spite of the current proposal to extend up to the boundary.

The proposed first floor extension is sufficiently integrated visually with the main house as it would be set back from the front face, exhibits a roof pitched at the same angle as the main house, has fenestration that matches the main house, and is to be built of matching exterior materials/finishes.

For these reason, insufficient visual harm would arise from it.

Residential amenity – effect on existing dwellings

It is adjoining neighbour who is principally impacted upon (the development is physically removed from the remainder).

There are no windows/openings in the northern flank wall of the shopping parade, and the extension would be built to the silhouette of the existing building. Resultantly no adverse overbearing and overshadowing effect would arise.

The absence of first floor windows/openings in the flank wall means overlooking onto neighbours would be oblique and loss of privacy not unduly unacceptable.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 or the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 27-1-2014

Authorised and signed by: Peter Barnett Date 27-1-2014